

**The View at Fairways
Board of Directors meeting
Open Session Minutes
Patti Dean's Home
January 26, 2025**

Call to Order: Ethan Smith, President, called the meeting to order at 3:00pm.

Board Members in Attendance: Ethan Smith-President, Patti Dean-Vice President, Kory Kolterman-Treasurer, Kenlyn Mackey-Secretary, Doug Helsing, Jacquie Holloway and Jennifer Allen.

1. HOA Dues

- Discussed that our HOA had the highest number of unpaid and late dues this year. Probably due to the fact that paper notifications were NOT sent out this year; we strictly sent out emails. Board agreed that we will mail out *and* email HOA dues invoices this year.
- Discussed creating an invoice for services rendered for J. Gillingham's HOA dues for this year. Board approved. Kory will send an invoice to J. Gillingham for his signature.

2. Mission, Vision and Values

- Much discussion re our Mission, Vision and Values (MVV). They will be the goals for our community. Discussed that MVV will be important for continuity and keeps everyone accountable (both the Board and Homeowners). Patti shared some excellent examples from other HOAs.
- We will have our MVV on the first page of our website.
- Discussed what would be our most important values: Fairness and Consistency, Common Sense, Transparency and Clarity, Integrity, Service Before Self, Collaboration. Our goal is to have our MVV complete by March, 2025.
- Ethan will send out a draft.
- Also, it was decided that Kory will be featured in our March newsletter. We try to feature a board member in each of our newsletters.

3. Fencing along Couples Lane

- Gray vinyl fencing for two properties along West Terrace is complete and looks very nice. All agree that an attractive entryway with continuity is very important. Discussion re painting the remaining wood fences that face West Terrace gray. Ethan obtained one bid that was extremely high \$. Patti has a contact that may be more reasonable. Is this money well spent? Or should we focus our energy and money on modern landscaping along West Terrace?
- Discussion re what does continuity mean regarding fences - Color? Height? Same material? Continuity and maintaining the same aesthetic are important and is under the Board's purview. Kory voted that we continue discussing this; no firm decision yet.

4. Bids for landscaping company

- Jennifer shared that she shadowed Lilac Landscaping last year and it was discovered that the sprinkler box on Melville and West Terrace is outdated and run by batteries! Pushing water up West Terrace to Floyd will not be feasible with the current system. Perhaps request bids on another sprinkler box(es) for a total of two? Or do we cut the water and have simply boulders along east side of West Terrace?
- Discussion re removing grass long Melville. This is not HOA property, and we have been paying the water bill for this strip. This could save us substantial money in the future. Perhaps a gravel walking path of some kind?
- We will obtain bids as Spokane Trophy Turf did not appear to provide all the services our HOA outlined in our contract for 2024.

5. Round Table

- Ethan stated he cannot fulfill his duties as President and continue on the Architectural Committee. Will be seeking someone to fill Ethan's role. Reminder that Board can change membership at any time.
- A Community Day was brought up; one thought was we could help trim the bushes along the west side of West Terrace.
- Jennifer asked if better lighting at our Melville entrance might be appropriate. Very dark at that entrance. Perhaps solar lights from Amazon? Would they be stolen?

Meeting adjourned at approximately 5:00pm and it was decided our priorities are:

1. Obtain bids for landscaping
2. Complete our Mission, Vision and Values
3. Complete our newsletter for March, 2024
4. Decide on a member for the Architectural Committee

Respectfully submitted by:

Kenlyn Mackey

Secretary

The View at Fairways HOA